

## APPENDIX A TABLE OF AMENDMENTS

For reference purposes only. Not a legally adopted part of this by-law. The Town of Walpole assumes no responsibility for the accuracy of the information contained herein. Zoning By Laws have been in effect since 1925.

Year	Month	Article	Subject
1940	February 12	10	Planning Board is established under General Laws Chapter 41 Section 81 A
1947	February 24	2	amend the bylaws and plan dated March 1925 and substitute with the by laws and plan dated January 10, 1947 as submitted by the zoning subcommittee.
1956	April 2	49	strike out in its entirety sections I-XII as enacted by the Special Town Meeting on 2/24/47 and replace with new sections I-X inclusive.
1960	November 21	2	amend Section III-B-1 and Section 111-5-13- 1 (dwelling for occupancy by more than one family)
1961	April 10	8	amend Section III-7-A
1962	March 27	10	amend Section 111-5 Business District Uses: A Permitted Used by adding -18-Bakeries, Wholesale, retail.
1965	April 21	6	establishment of the district known as "Flood Plain and Water Conservation District"
1965	May 3	77	amendments to sections 1-2 (definitions) to section IV (A)-7 this article was broken down into separate amendments. Nos. 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 14, 15, 16 and 18 were approved.
1968	April 2	49	amend Section VI-2, frontage of a lot
1969	April 14 & 15	2	there were nine different parts to this amendment covering sections 1-2 through section X-7. Parts 1, 3, 4, 6, 7, 8 and 9 were approved.
1972	May 3	42	amend Section III-2-A, inserting No. 11 to read Hospital and Comprehensive Health Care System and further amend section VII-1 "Building Height" for Hospital and Comprehensive Health Care System and to amend section IV(A)-5 location of spaces.
1977	September 28	1	amend Sections II-3 and III-8
1977	March 23	56	amend Section VI-8(a) part 3
1978	June 21	30	amend Section II-3 and III-8(B)(2) and III-8(c)-3-d
1978	June 21	32	amend Sections I- 1 through X-7
1978	October 18	12	amend Sections IV- 1 and V-1 through V- 10 and sections IX and X
1979	April 30	59	amend Section II and IV-2 and V-8
1979	October 15	5	renumber and rearrange the present zoning bylaws.
1979	October 15	3	strike the present Section 1 as it appears in the Zoning By laws as renumbered and rearranged by Town Meeting action under Article 5 of the warrant for the Annual Town Meeting session October 1979
1979	October 15	4	strike the present Section 3 as it appears in the Zoning By Laws as renumbered and rearranged by Town meeting action under Article 5 for the Annual Town Meeting session October 1979
1979	October 15	6	strike the present Section 4 as it appears in the Zoning By Laws as renumbered and rearranged by Town Meeting action under Article 5 for the Annual Town Meeting session October 1979
1980	April 10	20	amend section 4-D-1, non-residential lot adjacent to a residential zone must provide a buffer zone
1980	April 30	48	amend Section 7-A by adding "for the purposes of this section, a proposed use shall be more intensive than the existing use if the proposed use: (1-6)

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1981	October 19	1	amend Section 9-F-3, having the petitioner pay the costs for publication of legal notices.
1981	October 19	2	delete 3-B-1-p
1981	October 19	3	amend Section 3-B-1-r, redesignate as "Use as prohibited in General Residence District"
1981	October 19	4	renumber Sections 3-B-1-q and 3-B-1-r
1981	October 19	5	renumber Sections 3-B-3-d, 3-B-3-e and 3-B-3-f
1981	November 4	9	amend Section 6, Sign Regulations
1982	April 14	56	amend Section 4-c-5, the addition of 80% lots was reinstated (a typographical error in the 1979 bylaws left out this provision)
1982	October 20	22	amend Section 2-A by deleting the word "eight" and substituting with the word "nine" and adding the words CBD, Central Business District; also, amend Section 2-B by adding the letters "CBD" to the list of zoning districts
1982	October 20	23	addition of the Central Business District to Schedule 3-B, Schedule of Use Regulations
1982	October 20	24	amend Section 4-B by adding the CBD to the Schedule of Dimensional Regulations
1984	October 15	5	amend Sections 1-C, 3-B-1, 4-B, 4-C-4, 4-D-1 and 5-A, to reflect the addition of "Residential Care Continuum"
1984	October 24	12	adoption of Section 10, "Water Resource Protection Overlay District", and amendment of Section 2 to reference the new district
1984	October 29	28	amend the zoning map by deleting a map dated January 1956 and entitled Zoning District Map and inserting a new map dated January 1984 amend section 2-b to reflect the new zoning District Map dated January 1984
1985	October 23	26	amend Section 2-B, Water Resource Protection Overlay District by deleting the present map dated January 1984 and insert a new map dated August 1985 amend Section 10 by deleting 10-D-1-a-7 and Section 10-D-1-a-8 and adding a new subsection 7 and 8 (no more than 5% of the building lot is rendered impervious)
1985	October 28	28	addition of a new Section 9-H, "Rate of Multi Family Development By-Law"
1985	October 30	29	addition of a new Section 9-I, "Subdivision Phasing By-Law"
1985	October 30	31	amending Section 1-C by the addition of the definition of a "Principal Structure"
1985	October 30	32	amending "Use Regulations" by removing the notation "A" from under the GR heading in Sections 3-B-3-b, 3-B-3-c, 3-B-3-d, 3-B-3-e, 3-B-3-f and 3-B-3-g and replacing it with SP4
1985	October 30	33	amend "Use Regulations" by deleting Sections 3-B-3-b, 3-B-3-c, 3-B-3-d-ii and 3-b-3-f and replacing them with new wording
1985	October 30	35	deleting Section 6-B-1 and add new subsections "(1) -Movement", and "(2) -Height"
1985	October 30	36	delete section 3-B-3-d-iii and add, "a fifty (50) foot buffer zone shall be required where the adjacent lot has a single-family dwelling or is a vacant lot."
1985	October 30	37	amend Section 5-F (Parking Stall and Aisle Dimensions)
1985	October 30	38	delete Section 3-G-2 with the addition of "Abandonment or Discontinuance"
1985	October 30	39	Section 4-C-3, frontage for a corner lot
1985	October 30	40	Section 9-D (penalty) change \$100.00 to \$300-00
1985	October 30	41	Section 1-C (delete numbering, definitions and place definitions in alphabetical order, adding new definitions Section 3-E Delete all of Section 3-E and add a new Section 3-E (Excavation or filling of Earth)

Year	Month	Article	Subject
1997	February 2	1	amend Section 2-A by deleting the definitions of District Types 2 & 3 and substituting with new wording
1997	February 2	2	amend Section 3-B-3-g under headings B & CBD delete "A" and substitute "SP2" amend Section 3-B-3-d under heading CBD delete the "A" substitute "X" amend Section 3-B-3-g the last sentence after 3-B-3 add "d"
1997	February 2	3	amend Section 3-B-3-g by adding subsection (i) and subsection (ii) amend Section 3-B-3-g by adding subsection (i) and subsection (ii)
1987	February 2	4	amend Section 4-B (Schedule of Dimensional Regulations) under heading "Maximum. Lot Coverage" delete the existing requirements and add two new headings - "By Structures" and "By Structures & Other Impervious Surfaces" - with their respective requirements
1987	February 2	5	amend Section 5-C (Multiple Use of Off-Street Parking) the parking area may not be applied to the minimum area to be left without cover as required within Section 4-B
1997	February 2	6	addition of a new Section 7-F (Street and Sideline Plantings)
1987	February 2	8	amend Section 3-B-3-d-ii change from 7,000 square feet to 10,000 square feet for each dwelling in excess of three
1997	April 15	38	delete Section 10-D-1-b-1 add a new Section 10-D-1-b-1 so that Areas 3 & 4 of the Water Resource Protection Overlay District are required to have an area of at least 80,000 square feet if on-site sewage disposal is to be used and no more than five percent of the buildable lot is rendered impervious
1987	October 26	25	amend Section 9-D (Penalty) add a new Section (2) Non-criminal disposition
1997	October 26	30	delete Section 2-D in its entirety ( Lots in two Districts)
1987	October 26	31	amend Section 3A (Basic Requirements) redefining SP to conform with Massachusetts General Laws, Chapter 40A
1987	October 19	32	amend Section 3-B (Schedule of Use Regulations) "Where an activity might be classified under more than one of the following uses, the more specific classification shall govern, (etc.)"
1987	October 19	33	add at the end of Section 3-B-2-a, 3-B-2-b, and 3-B-2-c, "Special permits and prohibitions for this use shall apply only to parcels of five (5) or less contiguous area."
1987	October 19	34	delete Section 3-G (Nonconforming Uses) in its entirety and substitute with a new Section 3-G
1987	October 19	35	delete Section 4-B (Schedule of Dimensional Regulations) and add a new Section 4-B Change it so that "In all districts no building shall be constructed"
1987	October 28	36	delete Section 4-C-5-a. (Other Exceptions) and insert a new Section 4-C-5-a (i) the addition of "the lot containing at least five thousand square feet of area and fifty feet of frontage" (ii) the addition of "no lot shall be changed in size or shape as to further its nonconformity."
1987	October 28	37	amending Section 4-C-3 by designating the current paragraph (Determination of Lot Frontage and Area) to 4-C-3-a and by adding a new Section 4-C-3-b (Continuous Buildable Lot Area) (60% upland)
1987	October 28	38	amend Section 3-C-3-d by adding at the end of the paragraph "provided however, that the conditions of Section 4-C-3-b, 'Continuous Buildable Lot Area' have been met"
1987	October 28	39	amend Section 1-C (Definitions) by adding "Building Height", "Horizontal Area", and "Hotel"
1988	April 13	58	amend Section 3-B-3-d-ii, add the word "unit" after the word dwelling as it finally appears

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1988	April 13	59	amend Section 4-C-A amend the number of dwelling units per lot allowed by SP in GR districts from (8) to (4)
1988	April 13	60	amend Section 4-C-12 by deleting the word "unroofed porches"
1988	June 27	10	amend the Zoning By-Laws and Map where reference to the Flood Insurance Rate Map (FIRM and Flood Insurance Study are specifically mentioned in, but not limited to, Sections 2-B and 3-C-2-B (the adoption of the Map and Study dated November 18, 1988)
1988	October 17	3	amend section 4-B the addition of dimensional requirements
1988	October 17	4	amend Section 7-B to include a Town of Walpole Development Impact Statement
1988	October 17	5	amend Section 4-C-3-b by adding the phrase "The continuous buildable area of a lot shall be interpreted as..." and to delete the last sentence of Section 4-C-3-b in its entirety. This will require that 60% of the upland area be based on the 80,000 square feet required in the Water Resource Protection Overlay District
1988	October 17	7	amend Section 7-B (Procedure for Approval ) to have the applicant submit microfiche cards
1988	October 17	6	amend the Water Resource Protection Overlay District Map dated April 1988 by SEA Consultants showing a modification of Area 1 - Pumping Influence over the Mine Brook Aquifer
1988	October 19	2	addition of Section 3-H (Split Boundary Lots)
1989	April 19	46	amend Section 4-C-3-a (Determination of Lot Frontage and Area ) (the new language contained in this section will close a loophole which allows frontage to be reduced beyond minimum lengths)
1989	April 10	49	amend Section 1-C (Definitions) by adding in the definition of "Park" and amend Section 2-A (Establishment of Districts, Types of districts and Order of Restriction" by adding "P- PARK" Type I Special Purpose District
1989	October 16	1	adopt a new section: Section 11 - Open Space Residential Development
1989	October 16	3	adopt a new section: Section 3-I (Common Driveways)
1989	October 18	6	delete section 4-C-5-b in its entirety, this eliminates 80% lots
1989	October 18	7	amend Section 8-C by deleting the words (including use variances) This prohibits the issuance of use variances by the Zoning Board of Appeals
1989	October 18	10	amend Section 8 - Appeals and Procedures to bring this into conformance with Massachusetts General Laws
1989	October 18	11	delete Section 4-C-5-a-ii in its entirety. This will bring the By Laws into conformance with Massachusetts General Laws by not allowing infinite grandfathering
1989	October 18	12	amend Section 2-A (Establishment of Districts) by changing the word "ten" to "eleven" to reflect the addition of the Park District
1989	October 18	14	amend Section 3-B-3-r by replacing the words 4-D-13-b with Section 3-E
1990	October 15	1	amend current Section 9-I, by deleting in its entirety and substituting a new Section 9-I (Subdivision Phasing)
1990	October 15	4	amend Sections 8-A, 8-B, 8-D, 8-E, 9-A to make the by-laws consistent with adopted amendments establishing permit-granting authority for the Planning Board
1990	October 15	5	adopting new Section 3-B-(1)-s
1992	October 19	6	amend Section 5-D so that parking spaces need not be provided for dwelling units within the area in Walpole Center as stated in the Zoning by-laws

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1993	October 18	1	amend Section 10-C(2) and 10-C(3) when there is doubt to the boundary of the WRPOD it will be the responsibility of the Building Inspector, to determine the boundary location.
1994	October 17	2	renaming in Section 2-A "P" to "PSRC" Park, School, Recreation, and Conservation District.
1994	October 17	3	Amend Section 2-B, establishing the "PSRC" District
1994	October 17	4	Amend Section 3-B by adding a "PSRC" District and indicating whether or not such use is allowed.
1994	October 17	5	Amend Section 1-C by adding the definitions of Conservation and Recreation,
1994	October 17	6	Amend Section 4-B by adding the footnote
1994	October 19	13	Delete Section 3-1 and add a new Section 12, "Common Driveways".
1994	October 19	14	Delete Subsection 9-I(5) and add new Subsection
1994	October 19	15	Amend Section 3-A, adding new paragraph regarding land clearing or clear cutting of trees
1994	October 19	16	Delete Section 9-F and add new Section 9-F
1994	October 19	20	Amend Section 3-B by adding a new Subsection (4)(dd) regarding Adult Bookstores and Adult Motion Picture theatre. Amend Section 1-C by adding a definition of an Adult Bookstore and Adult Motion Picture Theatre.
1995	October 16	6	Amend Section 3-B-(4)-(p) by deleting (A) and inserting and (X) under the column entitled LM.
1995	October 16	7	Amend Section 3-B-(4)-(q) by deleting (X) and inserting and (SP I) under the column entitled B.
1993	October 16	8	Delete Section 9-I(5) and substitute with new Section 9-I(5).
1995	October 16	9	Amend Section 3-B-4 subsections c and d by deleting (A) in the LM and IND zones and substituting with (SP3).
1996	October 21	2	Adoption of Growth Management By-law Section 9-J
1996	October 21	4	Clarification of Section 11-C(4) Dimensional and Density Requirements.
1996	October 21	6	Amend Section 10-D-4-C by changing the words Town Clerk in the first sentence to Board of Appeals.
1996	October 21	7	Adoption of New Section 3-I, Wireless Communications.
1996	October 23	13	Amend Section 3-B-(5)-f by deleting this section and replacing with new section.
1996	October 21	3	Amend Section 9-I (5) and 9-I (6)
1997	April 23	53 & 54	Amend Section 2-B by changing the date from 1/84 to 1/97
1997	April 23	55 & 56	Delete Section 7 and substitute with new Section 7
1997	April 23	57	Delete last paragraph of Section 7-B and substitute new language
1997	April 23	58	Amend Section 1-C (Definitions) by adding new language
1997	April 23	59	Delete Section 3-B(4)(dd) and substitute new language
1997	October 20	2	Amend Section 3-B(4)(dd) by adding new language for clarification
1997	October 20	3	Delete words in Section 3-B(4)c and 3-B(4)d and substitute new language
1997	October 20	4	Amend the by-law by adding new Section 3-I(5)(iii)
1997	October 20	6	Amend Section 4-B
1997	October 29	9	Amend Section 3 by adding new Section 3-J
1998	April 13	45	Add new Use Category Sec 3-B(4)r
1998	April 13	46	Gasoline Service Services

Year	Month	Article	Subject
1998	April 13	47	Wetland Resource Area
1998	October 19	5	Site Plan Review, Section 7
1998	October 19	9	Assisted and Independent Living
1999	April 12	45	Tract Requirements, Section 3-J(4)
1999	April 12	47	Section 9-F(2) and (3)
1999	April 12	48	Define Development Phase
2000	May 1	62	Delete Section 10-D(2)(b)(10) and substitute new language; add Section 10-D(3)(b)(5)
2000	May 1	63	Amend Section 4-B by changing 40m,q to 52m,q as shown on Chart for CBD district
2000	May 1	64	Delete Section 9-D(2) in its entirety and replace with new language
2000	May 1	66	In Section 9-I(3), delete "December 31, 2000" and replace with "December 31, 2005."
2000	May 1	67	Delete Section 3-B-1-f and replace with new language
2000	May 1	68	In Section 4-B(3), change "any" to "a"; add second pragraph to 4-C(8) and renumber as 4-C(8)(a) and 4-C(8)(b)
2000	May 1	69	Delete language in Section 6-F(3) and replace with new language
2000	May 1	70	Amend Section 3-E(1)(a); add new Section 3-E(1)(e)
2000	May 1	71	Add new language to Section 4-D(1)
2000	May 1	72	Add new language to 5-D
2001	October 16	13	Add new language to 5-D
2001	January 29	2	Add new language to 2-B, 10-B(20), 10-C(2), 10-C(4) & 10-D
2003	May 12	5	Add New list item #14 to 10-D(2)(a)
2003	October 20	2	Amend Sections 1-C and 3-B
2003	October 20	3	Add new language to Section 3-B(4) and Amend Section 3-B subsections 1, 3, and 4
2003	October 20	4	Amend Sections 5-A and add new language to Section 5-A(9)
2004	May 3	25	Add new definition to Section 1-C
2004	October 18	4	Add new definition to Section 2-A
2004	October 18	4	Add new column to table in Section 3-B
2004	October 18	9	Amend Section 3-J
2004	October 18	4	Add new row to table in Section 4-B
2004	October 18	8	Add new language to Section 5-A; Amend Section 5-A(2)
2004	October 18	8	Amend Section 5-A(6)
2004	October 18	8	Add new language to Section 5-A
2004	October 18	3	Delete existing Section 7 and replace with new Section 7
2005	May 2	68	Amend Section 4-B
2005	May 2	69	Amend Sections 3-B, 3-F, and 1-C and add new language to Section 3-F
2005	May 2	70	Amend Sections 3-F and add new language to Section 3-F
2005	May 2	51	Amend Sections 3-B and 1-C
2005	May 2	52	Amend Section 3-D